This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $192,268.00.

Affiant

Subscribed and sworn before me this the ___ day of December, 2024.

Notary Public
My commission expires: 8/2/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1215470 DEEDWARR
12/12/2024 09:46:30 AM 2 pgs
Fees: $13.00 Taxes: $711.39
20241212-0096502

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brandon Campbell	Equity Prime Mortgage	058-11-0 073.00
512 Phipps Drive	5 Concourse Parkway, Suite 2250	
Nashville, TN 37218	Atlanta, GA 30328	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SEPIDEH KHANSARI, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRANDON J. CAMPBELL, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 130-A on the Plan of Royal Hills Subdivision as of record in Book 6900, Page 1, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sepideh Khansari, by deed dated 11/14/2013, from Joseph Cranshaw, a single man, of record in Instrument No. 20131118-0118660, Register's Office for said County.

(Value or consideration shown in aforementioned deed $62,000.00.)

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 512 Phipps Drive, Nashville, TN 37218.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 10th day of December, 2024.

Sepideh Khansari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sepideh Khansari, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2024.

My commission expires: 9-7-26

Notary Public

DAVIDSON COUNTY BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC

I, Andy Maloney, do hereby make oath that I am a licensed attorney and or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **12/10/2024** (date of document).

Affiant Signature
Date **12/10/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **10** day of **December**, 20**24**.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202412120096502